




Kimber Gabryszak
Planner III

Addendum to Stagecoach Gate CUP

From: Kimber Gabryszak 
To: Snyderville Basin Planning Commission
Date: October 7, 2010
Re: Public input on Stagecoach Gate

Commissioners,

Attached, please find several emails from Tim Hawker, applicant for the Stagecoach Estates Gate CUP, containing forwarded public comment. Also included are the handwritten minutes from the SELOA meeting where the decision was made to relocate the gate.

This information was not received until after the packets were completed, and so are being included as an addendum in order to make the post office mailing deadline.

Please let me know if you have any questions.

Thank you,



Kimber Gabryszak
Summit County Planner

Kimber Gabryszak

From: Tim Hawker [thawk@iodatacorp.com]
Sent: Thursday, October 07, 2010 1:59 PM
To: Kimber Gabryszak
Subject: Fwd: Public Hearing Notice - Please Read

Tim Hawker
President - SELOA
thawk@iodatacorp.com
(801) 231-2311 (c)
(801) 595-0001 (w)

Begin forwarded message:

From: Randall Tolpinrud <randall@paxnatura.org>
Date: October 5, 2010 5:01:24 PM MDT
To: Tim Hawker <thawk@iodatacorp.com>
Subject: Re: Public Hearing Notice - Please Read

Tim

I very much support the entrance gates to Stagecoach and I fail to understand the reason why the county would recommend closure. Because it is private property, I believe we have the right as an association to secure the property from trespass, etc.

Thank you for the note,

Randall Tolpinrud
Lot 89

On Oct 5, 2010, at 3:14 PM, Tim Hawker wrote:

You should have recently received a Public Hearing Notice regarding the vehicle control gates at Stagecoach Estates. The meeting is scheduled as follows:

Snyderville Basin Planning Commission
October 12, 2010 6:00 pm
Sheldon Richins Building
1885 W. Ute Blvd (formerly 6505 North Landmark Dr.), Park City, UT

The purpose of the meeting is for the Commission to consider a Conditional Use Permit for vehicle control gates in our subdivision.

10/7/2010

Apparently, the Board, back in 2007, did not obtain a Conditional Use Permit by the County to relocate the Basin Gate from its previous location on Basin down to its current location. A lot owner, and board member at that time, reported this situation to the County. And, the County responded by asking the current Board to either remove the gate, or to complete an application for a Conditional Use Permit.

Additionally, the Commission will spend at least a little time on the Kimball gate as well. Apparently, a lot owner also reported that the electronic gate is not in the same location as the old gate, so that will be discussed as well.

This Public Hearing is part of the process that the County goes through for Conditional Use Permits.

I just got off the phone with Kimber Gabryszak at the Summit County Department of Community Development, and she reported to me that **it will be the recommendation of the Department that the Conditional Use Permit for the Basin gate (and possibly the Kimball gate) be denied. So, if the Commission does what the Department of Community Development is recommending, the Basin gate (and possibly the Kimball gate) will have to be removed.** As SELOA "abandoned" the previous gate, simply moving the gate back to the previous location is no longer allowed. There may be appeals, but weight is given to the public hearing.

So, the next question you might be asking is..., should you go to the Hearing?

Answer: I don't know. But, if you are supportive of having gates at the entrances of Stagecoach, your voice will be helpful.

The lot owners will not be voting at the Hearing, but the Commission does listen to public comments and weighs them as a part of their decision. So, if you have an opinion you'd like to express about the gates, you are welcome to come to the meeting and express them. And, since the commission listens to public feedback, I would not assume that someone else is going to express what you were going to express.

If you are unable to attend the meeting, but would like to express yourself on this issue, please forward you comments in reply to this email. I will do my best to present these comments to the Commission.

Tim Hawker
President - SELOA
thawk@iodatacorp.com
(801) 231-2311 (c)
(801) 595-0001 (w)

Kimber Gabryszak

From: Tim Hawker [thawk@iodatacorp.com]
Sent: Thursday, October 07, 2010 2:01 PM
To: Kimber Gabryszak
Subject: Fwd: Public Hearing Notice - Please Read

Tim Hawker
President - SELOA
thawk@iodatacorp.com
(801) 231-2311 (c)
(801) 595-0001 (w)

Begin forwarded message:

From: "Loomis Construction" <dl@loomishomespc.com>
Date: October 5, 2010 3:34:25 PM MDT
To: "Tim Hawker" <thawk@iodatacorp.com>
Subject: RE: Public Hearing Notice - Please Read

Tim,

We won't be able to attend the meeting but we certainly have thoughts on this.

It was originally designed as a cabin area which has always had a gate. It is one of the prime reasons we bought a cabin lot in Stagecoach. Although there are some full time residences most of the lots up there have cabins which are not occupied all the time. To allow snowmobilers, ATV's, etc who have no interest in maintaining property values but only using the HOA common area I believe is very detrimental to owners and property values.

If Summit County decides against our gates I believe they should then be held accountable for policing the entire subdivision, winter and summer. Then start removing gates at The Preserve, Glenwilde Etc.

Hope some of the thoughts help. It seems insane after all these years and in this economic climate they are nit picking something like this.

Sincerely, Dennis and Lisa Loomis Lot 14

10/7/2010

Kimber Gabryszak

From: Tim Hawker [thawk@iodatacorp.com]
Sent: Thursday, October 07, 2010 2:00 PM
To: Kimber Gabryszak
Subject: Fwd: Public Hearing Notice - Please Read

Tim Hawker
President - SELOA
thawk@iodatacorp.com
(801) 231-2311 (c)
(801) 595-0001 (w)

Begin forwarded message:

From: David Kuhn <david@dskuhninc.com>
Date: October 5, 2010 4:20:51 PM MDT
To: Tim Hawker <thawk@iodatacorp.com>
Subject: Re: Public Hearing Notice - Please Read

Tim, sorry I can not attend meeting in person. I am in total support of having the gates remain. They add to the value of The community and act as a security buffer. Thanks for your hard work on this and all the other HOA issues

Dave

Sent from my iPhone

10/7/2010

Kimber Gabryszak

From: Tim Hawker [thawk@iodatacorp.com]
Sent: Thursday, October 07, 2010 1:59 PM
To: Kimber Gabryszak
Subject: Fwd: Public Hearing Notice - Please Read

Tim Hawker
President - SELOA
thawk@iodatacorp.com
(801) 231-2311 (c)
(801) 595-0001 (w)

Begin forwarded message:

From: Glen Davis <interstateglen@gmail.com>
Date: October 5, 2010 9:43:20 PM MDT
To: Tim Hawker <thawk@iodatacorp.com>
Subject: Re: Public Hearing Notice - Please Read

Tim,

Thanks for the update. Although I spoke in opposition to the electronic gates, I support the SELOA position that the Planning Commission issue a conditional use permit. It doesn't make any sense removing the gates. Was it the responsibility of the SELOA or the gate company to obtain a conditional use permit?

I truly wish the board the best.

Glen Davis.

10/7/2010

Kimber Gabryszak

From: Tim Hawker [thawk@iodatacorp.com]
Sent: Thursday, October 07, 2010 1:58 PM
To: Kimber Gabryszak
Subject: Fwd: Public Hearing Notice - Please Read

Tim Hawker
President - SELOA
thawk@iodatacorp.com
(801) 231-2311 (c)
(801) 595-0001 (w)

Begin forwarded message:

From: "tmscal@aol.com" <tmscal@aol.com>
Date: October 5, 2010 11:09:23 PM MDT
To: "Tim Hawker" <thawk@iodatacorp.com>
Subject: Re: Public Hearing Notice - Please Read

I am in support of the gates.
Terry Scali
Out of state owner & seasonal visitor

Sent from my HTC on the Now Network from Sprint!

=

Kimber Gabryszak

From: Tim Hawker [thawk@iodatacorp.com]
Sent: Thursday, October 07, 2010 1:57 PM
To: Kimber Gabryszak
Subject: Fwd: Public Hearing Notice - Please Read

Tim Hawker
President - SELOA
thawk@iodatacorp.com
(801) 231-2311 (c)
(801) 595-0001 (w)

Begin forwarded message:

From: "Steven Gadd" <steveng@interidelogistics.com>
Date: October 6, 2010 7:00:03 AM MDT
To: "Tim Hawker" <thawk@iodatacorp.com>
Subject: RE: Public Hearing Notice - Please Read

Tim,

I will be out of town on the 12th but have asked my son to attend and speak up in my absence. As you know, the Gadds/Bangerter's are always in favor of gates. LOL But seriously, I am very much in support of those gates as I have had two robberies over a five year period. The first time was before the current gates were installed and the second time was during the water line construction. As far as I could determine, the Kimball Canyon gate was open both times.

Steven Gadd

10/7/2010

Kimber Gabryszak

From: Tim Hawker [thawk@iodatacorp.com]
Sent: Thursday, October 07, 2010 1:57 PM
To: Kimber Gabryszak
Subject: Fwd: Public Hearing Notice - Please Read

Tim Hawker
President - SELOA
thawk@iodatacorp.com
(801) 231-2311 (c)
(801) 595-0001 (w)

Begin forwarded message:

From: Tim Charlwood <timcharlwood@gmail.com>
Date: October 6, 2010 7:36:21 AM MDT
To: Tim Hawker <thawk@iodatacorp.com>, Michelle Peters
<luckydog@xmission.com>
Subject: Re: Public Hearing Notice - Please Read

Tim,

I will try to make the meeting if not please add my comments.

My wife and I live above Basin gate and are both very upset at the thought of losing the security to our property and ourselves with the removal of the gate. There is no doubt this is an added deterrent to casual entry. We have experienced not very pleasant people driving up to our house at 4.30 a.m. and on other occasions prior to the gate. My wife remains alone often in the home which is very isolated and feels secure in the knowledge the gate is in place. Only last week I faced a character in an old truck trying to enter, I stopped and asked him where he was going, he just turned around and drove off. We are aware homes above us were ransacked before the gate was installed. I try to see the reason for an objection, this can only be the odd car or truck having to back down, a small price for all the added security to many homes and people including children higher up the hill.

Tim Charlwood

Kimber Gabryszak

From: Tim Hawker [thawk@iodatacorp.com]
Sent: Thursday, October 07, 2010 1:56 PM
To: Kimber Gabryszak
Subject: Fwd: Public Hearing Notice - Please Read

Tim Hawker
President - SELOA
thawk@iodatacorp.com
(801) 231-2311 (c)
(801) 595-0001 (w)

Begin forwarded message:

From: "bartont@tazworks.net" <bartont@tazworks.net>
Date: October 6, 2010 8:32:35 AM MDT
To: "Tim Hawker" <thawk@iodatacorp.com>
Subject: Re: Public Hearing Notice - Please Read

Tim,

I will see if I can make it. My concern is for security since the majority of us use it as only an occasional get away.

And how ridiculous that they are going to recommend a denial on a placement technicality.

Does the county frown on gated communities?

~Barton

Sent from my cell phone.

Kimber Gabryszak

From: Tim Hawker [thawk@iodatacorp.com]
Sent: Thursday, October 07, 2010 1:55 PM
To: Kimber Gabryszak
Subject: Fwd: Public Hearing Notice - Please Read

Brian is the President of Milton O. Bitner Company, the property owner to the south, the grantor of the easement on the Kimball gate, the developer of Stagecoach Estates, and the property owner in Morgan County to our north.

Tim Hawker
President - SELOA
thawk@iodatacorp.com
(801) 231-2311 (c)
(801) 595-0001 (w)

Begin forwarded message:

From: "BITNER, BRIAN" <BrianBitner@allstate.com>
Date: October 6, 2010 11:37:17 AM MDT
To: "Tim Hawker" <thawk@iodatacorp.com>
Subject: RE: Public Hearing Notice - Please Read

The Kimball gate has been in the same location for 40+ years. There were also 2 more gates, one at Glenwild and one just across the creek by the frontage road for many years to control the access. The Church, originally had to open 2 other gates- so the electronic access has made life much better for them.

You should contact Verl Greenhaulgh about the church's position since they have had many problems with vandalism from Pine Meadows and from people coming in from Stage Coach. The gates have helped them tremendously!

The gate on Basin was moved to make it so vehicles couldn't easily pass around the gate

The gates help to prevent crime, poaching and POT FARMING. Since these problems in the past have all been greatly reduced by having the gates, then they should stay.

The property is PRIVATE and we don't want everyone running around thru our private property with out permission. We have liability issues and Stage Coach pays the road maintenance, and the lot owners pay the taxes and the county provide no services with the exception of garbage removal.

There are no school buses, snow removal, road maintenance, etc.... provided by the County and they expect us to provide the entire world free access to our subdivision

Tim, I know Kimber at the county and can give her a call before the hearing.

Kimber and the others on the planning board need to take a drive up to Stage Coach and beyond to understand the situation with their own eyes.

Discrimination. We(Stage Coach) have had gates long before Glenwild, Redhawk, Goshawk and The Preserve were there and it has not been a problem. Brian

Kimber Gabryszak

From: Tim Hawker [thawk@iodatacorp.com]
Sent: Thursday, October 07, 2010 1:51 PM
To: Kimber Gabryszak
Subject: Fwd: Public Hearing Notice - Please Read
FYI.

Tim Hawker
President - SELOA
thawk@iodatacorp.com
(801) 231-2311 (c)
(801) 595-0001 (w)

Begin forwarded message:

From: michaelle <luckydog@xmission.com>
Date: October 6, 2010 3:22:38 PM MDT
To: Tim Hawker <thawk@iodatacorp.com>
Cc: Tim Charlwood <timcharlwood@gmail.com>
Subject: Re: Public Hearing Notice - Please Read

Hi Tim - thank you for this information. I think my husband Tim is planning on attending. If I am not also able to make it, I wanted to officially pass along my support of the gates in the email to you for presentation to the Commission.

I am the owner of Lot 34, 9793 Basin Canyon Rd. I believe the gates are essential to the security of our neighborhood, and have enjoyed the added peace of mind by their presence. I kindly ask the Commission to allow us the Conditional Use Permit so they can remain in place. I am one of the only full time residents on Basin Canyon Road, and absolutely do NOT want the gates removed.

Thank you -
Michaelle Peters / Charlwood
and Tim Charlwood

Basin Gate

7/28/07

6 or 7" Posts set originals over
Top

Jack Kleg

Electrician - Luke

Chip or Brian can dig out Holes

option to Move

Fred, Charlotte,
Randy, Scott,
Tim, Carolyn, Elke,
Ernie, Lynn

\$ 21,000 25,000
 3100
 24,100

3. options leave phone line on Kimball for Now
Existing Site (we loose revenue from 4 lots)

1. up at original Gates Tie into 4500
 run electric electric + separation
 Phone line

2. lot above Elkes Key path beyond ^{Property line} ~~Driveway~~
Loose 4 cheap ^{to do} 20 Ft.
2 lots Turn around up above Elkes Property

3. in Middle of Elkes
Min. expense gate across her Driveway ~~and Elkes~~
Need to excavate a ditch.

Brian + Roger can Trench
Utah Power

Elke prefers #1

2.

Gates Saturday

Motion Tim to exclude option 1
Fred 2nd
motion carried

snow removal costs if we where to
Plow up to gate

Motion Lynne # 2 option
Fred 2nd

Tim & Scott opposed, Motion carried

Fred - would call Jack K leag

Monument Sign^{may} have to be moved

Roger can do

Fred & Scott will handle Basin
gates open into assor. up hill

refund

Randy made a motion to refund
the \$300 Barton Taylor, & the
Charlotte 2nd
Motion carried

3.

gate on Kimball

~~gates~~ sell a small Piece of Property
Turn around

20 - 30 ft inside of gate

Preserve - Dumpsters Preserve is
using now
outside gates

~~70,000~~ 4,000 sq Ft 1/10 of acre
\$ 5,000 - \$ 10,000

Eric - Tim is negotiating the deal
w/ Bitners

Move sensors up inside of gate
& Have a Stop Sign

Leave the Vote until further information
from Bitners
Key Pad ~~B~~ on Further out to accommodate
~~Big~~ Big Trucks